

001.0

0004

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

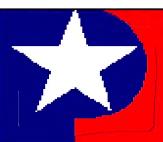
ARLINGTON

Total Card / Total Parcel

1,371,600 / 1,371,600

USE VALUE: 1,371,600 / 1,371,600

ASSESSED: 1,371,600 / 1,371,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: O'BRIEN JENNIFER WILSON B/TR	
Owner 2: JENNIFER WILSON B O'BRIEN	
Owner 3: LIVING TRUST	

Street 1: 8 LAFAYETTE ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: JOHNSON VIJAY MOSES DEV -	
Owner 2: -	
Street 1: 8 LAFAYETTE STREET	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .091 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1912, having primarily Vinyl Exterior and 2669 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3972		Sq. Ft.	Site		0	80.	1.36	1									431,327						431,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							3972.000		935,800		4,500		431,300		1,371,600							
Total Card							0.091		935,800		4,500		431,300		1,371,600		Entered Lot Size					
Total Parcel							0.091		935,800		4,500		431,300		1,371,600		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT								Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date						
2022	104	FV	935,800	4,500	3,972.	431,300	1,371,600		Year end	12/23/2021						
2021	104	FV	893,000	4,500	3,972.	431,300	1,328,800		Year End Roll	12/10/2020						
2020	104	FV	887,600	4,500	3,972.	431,300	1,323,400		Year End Roll	12/18/2019						
2019	104	FV	775,200	4,500	3,972.	458,300	1,238,000		Year End Roll	1/3/2019						
2018	104	FV	566,600	4,500	3,972.	334,300	905,400		Year End Roll	12/20/2017						
2017	104	FV	305,100	4,500	3,972.	291,100	600,700		Year End Roll	1/3/2017						
2016	104	FV	305,100	4,500	3,972.	248,000	557,600		Year End	1/4/2016						
2015	104	FV	253,900	4,500	3,972.	242,600	501,000		Year End Roll	12/11/2014						

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/4/2020 473 Solar Pa												2/8/2018 SQ Returned											
8/21/2019 1263 Porch												10/14/2017 Meas/Inspect											
5/29/2019 751 Insulate												2/3/2009 Meas/Inspect											
10/20/2016 1281 Inter Fi												9/21/1999 Meas/Inspect											
10/20/2016 1282 Inter Fi												1st Fl +bsmt Reno											
8/30/2016 2116 Heat App												reno 2nd Fl +Attic											
8/18/2016 2053 Add Bath												add 2 central Air											
7/20/2016 1019 Manual												raze gar,fin bsmnt											
7/20/2016 1019 Manual												Interior demo.											

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																	
Type:	12 - Multi-Conver			Full Bath:	4	Rating:	Very Good	PDAS.																																																																																																																					
Sty Ht:	2 - 2 Story			A Bath:		Rating:																																																																																																																							
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:																																																																																																																							
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																																																																																																																							
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good																																																																																																																						
Prime Wall:	4 - Vinyl			A HBth:		Rating:																																																																																																																							
Sec Wall:		%		OthrFix:		Rating:																																																																																																																							
Roof Struct:	1 - Gable			OTHER FEATURES																																																																																																																									
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Very Good																																																																																																																						
Color:	LT. GREY			A Kits:		Rating:																																																																																																																							
View / Desir:				Frl:		Rating:																																																																																																																							
GENERAL INFORMATION				WSFlue:	1	Rating:	Average																																																																																																																						
Grade:	C - Average			CONDOS INFORMATION																																																																																																																									
Year Blt:	1912	Eff Yr Blt:	2016	Location:																																																																																																																									
Alt LUC:		Alt %:		Total Units:																																																																																																																									
Jurisdct:	G18	Fact:	.	Floor:																																																																																																																									
Const Mod:				% Own:																																																																																																																									
Lump Sum Adj:				Name:																																																																																																																									
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																																	
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	0.3 %		Exterior:		No Unit	RMS	BRS	FL																																																																																																																
Prim Int Wal	2 - Plaster			Functional:		%		Interior:		2	5	2																																																																																																																	
Sec Int Wall:		%		Economic:		%		Additions:																																																																																																																					
Partition:	S - Typical			Special:		%		Kitchen:																																																																																																																					
Prim Floors:	3 - Hardwood			Override:		%		Baths:																																																																																																																					
Sec Floors:		%		Total:		0.3 %		Plumbing:																																																																																																																					
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																																																																																																																					
Subfloor:				Basic \$ / SQ:	170.00			Heating:																																																																																																																					
Bsmnt Gar:				Size Adj.:	1.08859646			General:																																																																																																																					
Electric:	3 - Typical			Const Adj.:	1.33636630																																																																																																																								
Insulation:	2 - Typical			Adj \$ / SQ:	247.310																																																																																																																								
Int vs Ext:	S			Other Features:	187436																																																																																																																								
Heat Fuel:	2 - Gas			Grade Factor:	1.00																																																																																																																								
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																																																																																																																								
# Heat Sys:	2			NBHD Mod:																																																																																																																									
% Heated:	100	% AC:	100	LUC Factor:	1.00																																																																																																																								
Solar HW:	NO	Central Vac:	NO	Adj Total:	938654																																																																																																																								
% Com Wal		% Sprinkled		Depreciation:	2816																																																																																																																								
				Deprecated Total:	935838																																																																																																																								
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:																																																																																																																					
Make:		Model:																																																																																																																											
SPEC FEATURES/YARD ITEMS				Serial #:				Parcel ID:	001.0-0004-0019.0																																																																																																																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																												
3	Garage	D	Y	1 19X14	F	AV	1930		21.96	T	40	104			3,500		3,500																																																																																																												
19	Patio	D	Y	1 24X28	F	AV	1960		2.53	T	40.8	104			1,000		1,000																																																																																																												
More: N	Total Yard Items:	4,500	Total Special Features:						Total:						4,500																																																																																																														
SKETCH																																																																																																																													
SUB AREA																																																																																																																													
SUB AREA DETAIL																																																																																																																													
<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Area - SQ</th> <th>Rate - AV</th> <th>Undepr Value</th> <th>Sub Area</th> <th>% Usbl</th> <th>Descrip</th> <th>% Type</th> <th>Qu</th> <th># Ten</th> </tr> </thead> <tbody> <tr> <td>FFL</td> <td>First Floor</td> <td>1,245</td> <td>247.310</td> <td>307,901</td> <td>UAT</td> <td>100</td> <td>FLA</td> <td></td> <td>100</td> <td>G</td> </tr> <tr> <td>BMT</td> <td>Basement</td> <td>1,149</td> <td>74.190</td> <td>85,248</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>SFL</td> <td>Second Floor</td> <td>1,149</td> <td>247.310</td> <td>284,159</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>EFP</td> <td>Enclos Porch</td> <td>288</td> <td>49.020</td> <td>14,116</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>UAT</td> <td>Upper Attic</td> <td>275</td> <td>190.430</td> <td>52,368</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WDK</td> <td>Deck</td> <td>270</td> <td>12.970</td> <td>3,501</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>OPF</td> <td>Open Porch</td> <td>78</td> <td>50.320</td> <td>3,925</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 4,454</td> <td>Total:</td> <td>751,218</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Size Ad</td> <td>2394</td> <td>Gross Area</td> <td>5279</td> <td>FinArea</td> <td>2669</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	FFL	First Floor	1,245	247.310	307,901	UAT	100	FLA		100	G	BMT	Basement	1,149	74.190	85,248							SFL	Second Floor	1,149	247.310	284,159							EFP	Enclos Porch	288	49.020	14,116							UAT	Upper Attic	275	190.430	52,368							WDK	Deck	270	12.970	3,501							OPF	Open Porch	78	50.320	3,925							Net Sketched Area: 4,454				Total:	751,218						Size Ad	2394	Gross Area	5279	FinArea	2669					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																																																			
FFL	First Floor	1,245	247.310	307,901	UAT	100	FLA		100	G																																																																																																																			
BMT	Basement	1,149	74.190	85,248																																																																																																																									
SFL	Second Floor	1,149	247.310	284,159																																																																																																																									
EFP	Enclos Porch	288	49.020	14,116																																																																																																																									
UAT	Upper Attic	275	190.430	52,368																																																																																																																									
WDK	Deck	270	12.970	3,501																																																																																																																									
OPF	Open Porch	78	50.320	3,925																																																																																																																									
Net Sketched Area: 4,454				Total:	751,218																																																																																																																								
Size Ad	2394	Gross Area	5279	FinArea	2669																																																																																																																								
IMAGE																																																																																																																													
AssessPro Patriot Properties, Inc																																																																																																																													